U.S. Army Corps of Engineers
Real Estate Community of Practice
Military Acquisition Sub-CoP

US Army Corps of Engineers

Agenda

- Introductions
- Sub-CoP Members
- Hot Topics
  - Sub-CoP Members List
  - Enhanced Use Leasing
  - Army Residential Communities Initiative
  - Real Property Exchange
- Listening Session
- Questions and Comments

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Introductions

- Name
- Organization
- Interest in military acquisition

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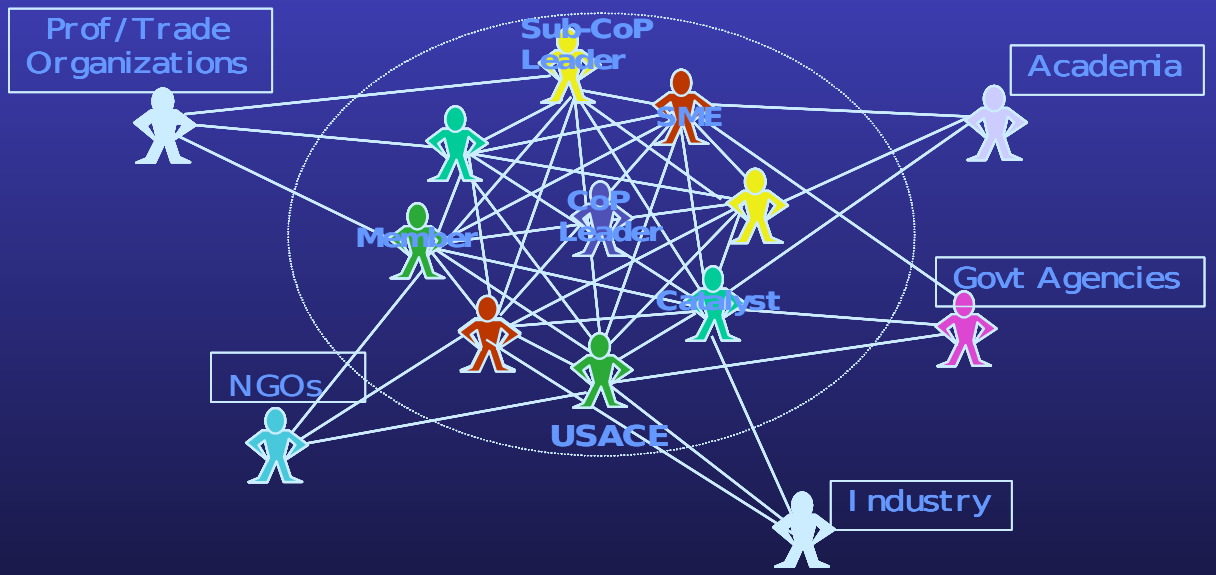
Military Acquisition Sub-CoP Members

- John Andrys (POA)
- Linda Arrington (POA)
- Helen Bunche (NAB)
- Michael S. Davis (LRD)
- Rick Gardner (SWT)
- David Garton (NWS)
- Steven R. Hanson (NWS)
- Michael P. Johnson (SWL)
- Terry Kaplan (SPL)
- Maureen Strange (SWF)
- Brad Terrill (NWO)
- Bill Thompson (SAD)
- Karla Wright (LRL)
- Christina Baysinger (NAD), Sub-CoP Leader
- Sue Duncan (HQ USACE), Sub-CoP Advisor
- Willie Patterson (SAM), Sub-CoP Champion



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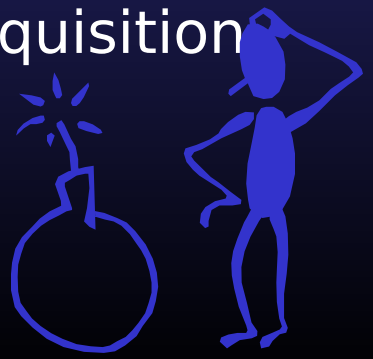
Hot Topics
Sub-CoP Members' List

- Environmental Issues (including all too frequent unrealistic demands and timelines)
- Planning Reports - Developing early understanding of project requirements and customers' needs, as well as managing expectations, are critical to the success of a real estate acquisition program.
- Reserve program - When work is done outside of District, Districts have noted all too frequently there is a lack of coordination during the design phase (where acquisition is not being properly planned for).
- Enhanced Use Leasing and Army Residential Communities Initiative as alternatives to traditional military acquisition
- Real Property Exchange Program



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Hot Topics
Enhanced Use Leasing

- Enhanced Use Leasing is a new tool in the military's arsenal providing an alternative to traditional approaches of acquiring, constructing or upgrading facilities.
- Recent legislative changes (10 U.S.C. 2667) have enhanced the authority of military departments to lease non-excess real property for cash or in-kind consideration, thereby providing an expanded tool for resourcing the upgrade and maintenance of installation facilities.

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Hot Topics
Enhanced Use Leasing

Definition of Enhanced Use Leasing:

- Enhanced Use Leasing (EUL) is simply the reuse of government real property assets through a lease with the private sector.

- Stated another way, current statutes permit Military Departments to lease non-excess property for use by the private sector.

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Hot Topics
Enhanced Use Leasing

Title 10 USC § 2667 gives Military Departments authority to:

- Enter into long-term or short-term leases, providing greater flexibility for facility reuse
- Lease land and/or buildings
- Receive income on leased property, which can be used to fund other new construction and does not have to be invested in the leased property

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Hot Topics
Enhanced Use Leasing

EUL gives installations a practical alternative t demolishing and/or excessing property, thereb creating flexibilities such as the ability to:

- Transfer use of property among Army and private or public sector organizations
- Sublease assets on portion of government in-leases that have not yet expired
- Lease available real property assets to the private sector
- Accept rent in cash, or in-kind services, facilities, restoration or operatio and maintenance work

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Hot Topics
Enhanced Use Leasing

"In-kind" can be:

- Maintenance, protection, alteration, repair, improvement, or restoration (including environmental restoration) of property or facilities
- Construction of new facilities
- Provision of facilities
- Facilities operation support
- Provision of other services relating to lease activities

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What are some of the basic requirements of 10 U.S.C. § 2667?

- Property must not be excess
- Lease must promote the national defense or be in the public interest
- Rent must be no less than Fair Market Value

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Hot Topics
Enhanced Use Leasing

Enhanced Use Leasing Sub-CoP

- Rocky Lee (SWF), Sub-CoP Leader
- Jeanne Herman (HQ), Sub-CoP Advisor
- Hyla Head (SWF), Sub-CoP Champion

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Hot Topics

Army Residential Communities Initiative

RESIDENTIAL COMMUNITIES INITIATIVE (RCI)
INFORMATION EXECUTIVE BRIEF
REAL ESTATE COMMUNITY OF PRACTICE MISSIONS CONFERENCE

Presented By:

Mr. Dillard Horton
Norfolk District
USACE RCI Program Manager

MAY 2004

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Hot Topics

Army Residential Communities Initiative

AGENDA

- **RCI Program Update**
  - RCI Real Estate Team
  - Background of RCI Program
  - Successes
  - Scope of Program
    - -Role of Procurement Team
    - -Role of Real Estate Team
    - -Role of Environmental Team
    - -Role of Geographic District
      - -Title and Outgrant Information
      - -Source of Funding
- **Q & A's**

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Hot Topics

Army Residential Communities Initiative

Real Estate Team

- Real Estate centrally managed (Team represents HQ, Division, District)
- Norfolk District, U.S. Army Corps of Engineers has been charged to oversee and execute the Real Estate Program
- Team:
  - Dillard Horton – Program Manager
  - Kathleen Germano – Team Leader
  - Lee Bevins - Real Estate Specialist
  - Todd Waldman - Attorney
  - Lanny Pricer - Real Estate Specialist
  - Lynda Christensen - Real Estate Support Specialist
  - Matthew Parks – Technical PM for Knowledge Management
- Budget: FY04 - $3.7 MILLION
  - Labor and Contracts

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Hot Topics

Army Residential Communities Initiative

BACKGROUND OF RCI PROGRAM

- **Problems with Current Army Housing System**
  - Inadequate funding ($7B backlog of revitalization / deficit)
  - Non-core competency
- **Created New Streamlined process**
  - Acquisition / Request for Qualifications (RFQ)
  - Community Development and Management Plan (CDMP) flexibility
  - Organization

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Hot Topics

Army Residential Communities Initiative

RCI PROGRAM FOCUS

VISION

- Quality Residential Communities

GOALS

- Eliminate inadequate Army family housing in the U.S.
- Eliminate the housing deficit

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Hot Topics

Army Residential Communities Initiative

RESIDENTIAL COMMUNITIES INITIATIVE (RCI)

OBJECTIVES

- Leverage assets / scarce funds
- Sustain adequate housing
- Privatize family housing/obtain private sector expertise, creativity, innovation and capital
- Develop partnerships with local (large / small) businesses
- Protect Army / soldier interests with a Portfolio / Asset Management Plan

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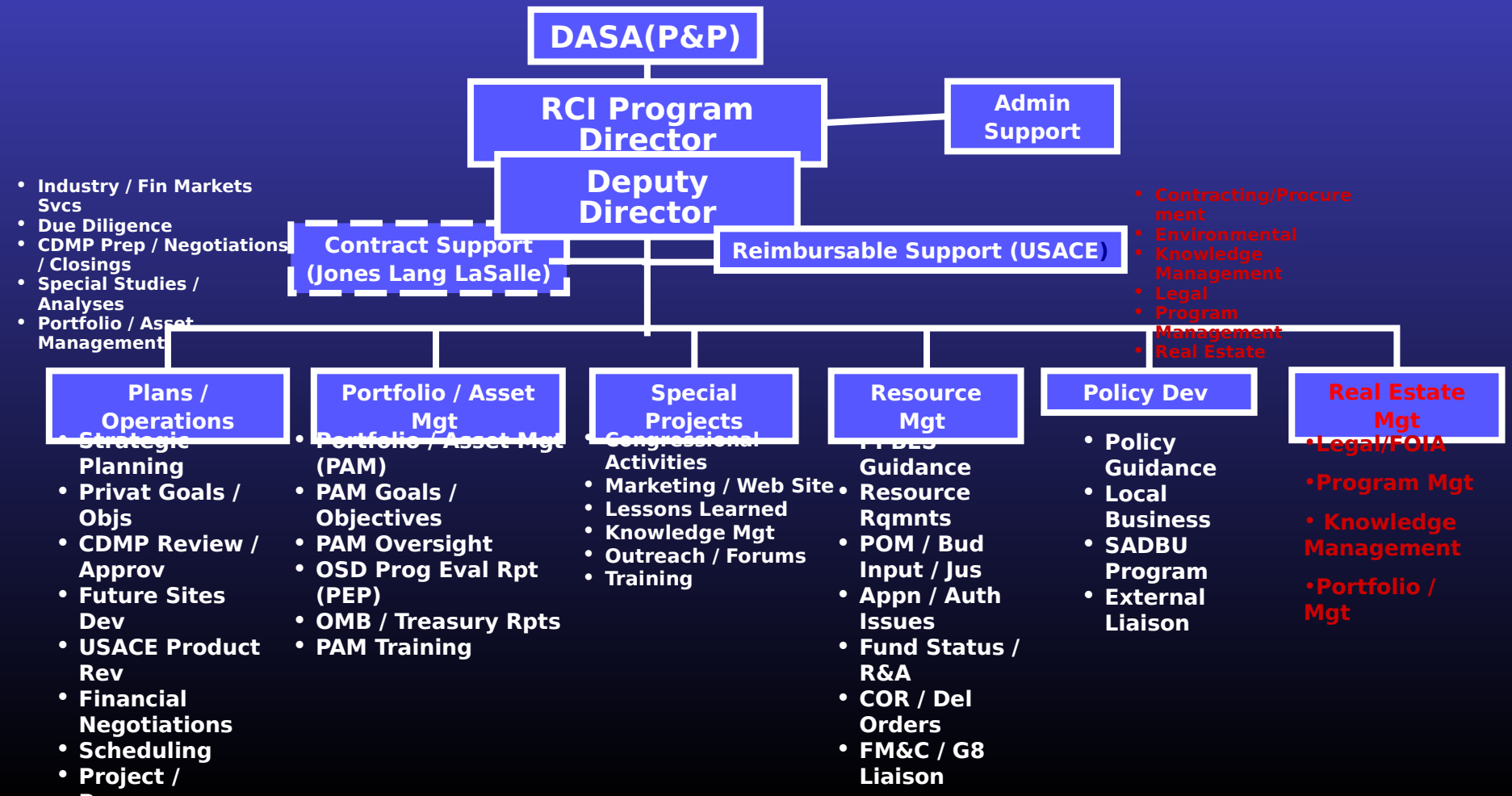
Hot Topics

Army Residential Communities Initiative

PRIVATIZATION AND PARTNERSHIPS

RCI ORGANIZATION



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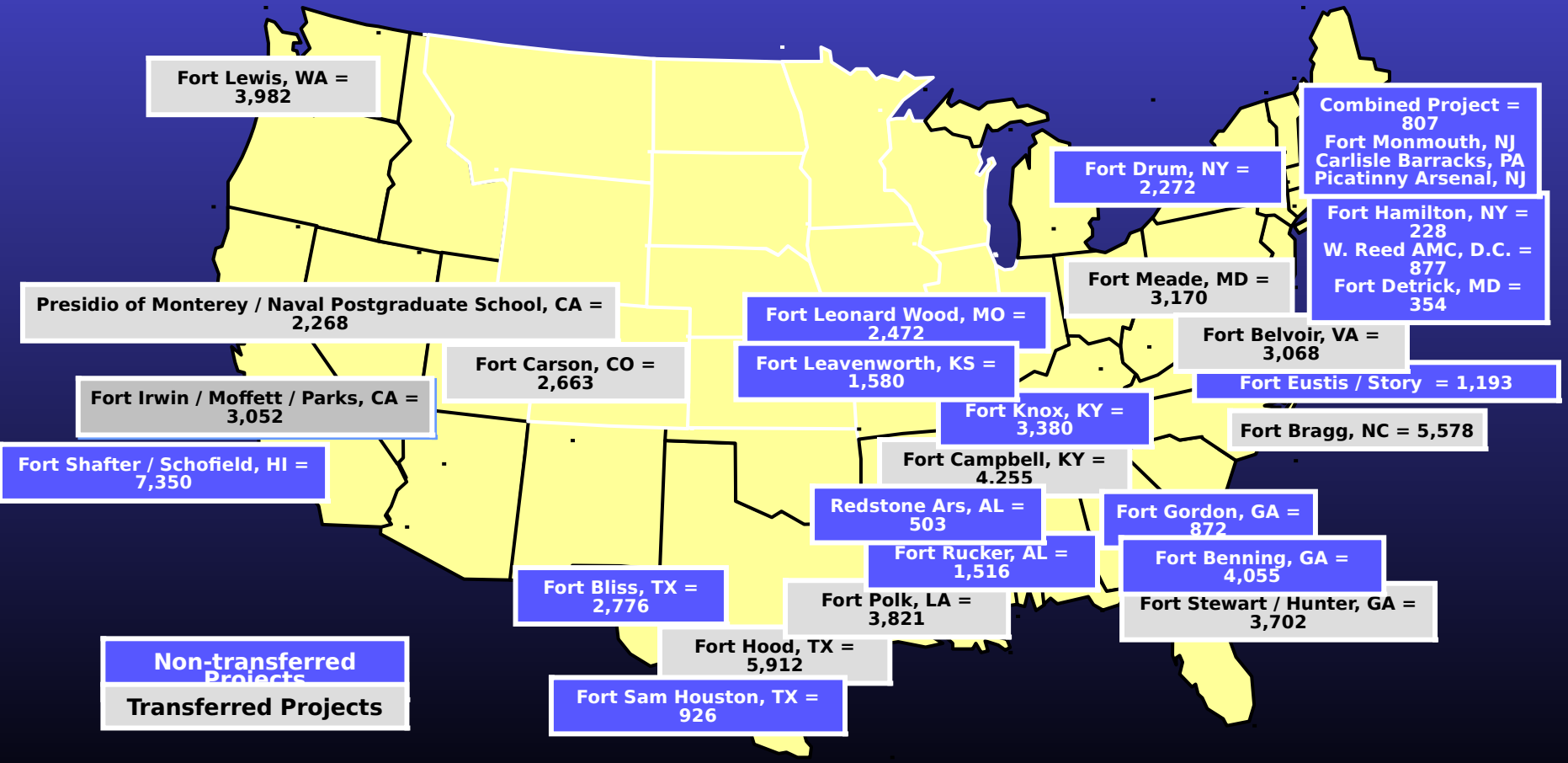
Hot Topics

Army Residential Communities Initiative

CURRENT PLAN = 27 PROJECTS (72,632 HOMES)


Fort Lewis, WA = 3,982
Presidio of Monterey / Naval Postgraduate School, CA = 2,268
Fort Irwin / Moffett / Parks, CA = 3,052
Fort Shafter / Schofield, HI = 7,350
Fort Carson, CO = 2,663
Fort Bliss, TX = 2,776
Fort Hood, TX = 5,912
Fort Sam Houston, TX = 926
Fort Leonard Wood, MO = 2,472
Fort Leavenworth, KS = 1,580
Fort Knox, KY = 3,380
Fort Campbell, KY = 4.255
Redstone Ars, AL = 503
Fort Rucker, AL = 1,516
Fort Polk, LA = 3,821
Fort Drum, NY = 2,272
Fort Meade, MD = 3,170
Fort Belvoir, VA = 3,068
Fort Eustis / Story = 1,193
Fort Bragg, NC = 5,578
Fort Gordon, GA = 872
Fort Benning, GA = 4,055
Fort Stewart / Hunter, GA = 3,702
Combined Project = 807
Fort Monmouth, NJ
Carlisle Barracks, PA
Picatinny Arsenal, NJ
Fort Hamilton, NY = 228
W. Reed AMC, D.C. = 877
Fort Detrick, MD = 354
Non-transferred Projects
Transferred Projects

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Hot Topics

Army Residential Communities Initiative

SUCCESSES -- 1ST 9 PROJECTS

Project / End State	No. of Units	Govt Invest / Initial Scope	Date Transferred to Partner
FT CARSON	/ 2,663	$10.1M / $229M	NOV 1999 *
FT HOOD	/ 5,912	$52.0M / $266M	OCT 2001
FT LEWIS	/ 3,982	$0 / $321M	APR 2002
FT MEADE	/ 3,170	$0 / $430M	MAY 2002
FT BRAGG	/ 5,578	$49.4M / $434M	AUG 2003
Monterey POM/NPS	/ 2,209	$0 / $425M	OCT 2003
FT. STEWART-HUNT	/ 3,702	$37.4M / $463M	NOV 2003
FT. CAMPBELL	/ 4,255	$60.1M / $267M	DEC 2003
FT. BELVOIR	/ 3,068	$0 / $628M	DEC 2003
FT. IRWIN/MOFFETT/PARKS	/3052	$0 /$489m	MARCH 2004

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Hot Topics

Army Residential Communities Initiative

Scope of Program
Role of Procurement – Baltimore District

Responsibilities:

- **DA Contract/Procurement Policy Formulation**
- **Procurement Policy Formulation**
- **Contracting & Procurement Services**
- **Source Selection Evaluation Board (SSEB) Support**

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Hot Topics

Army Residential Communities Initiative

Scope of Program
Role of Real Estate – Norfolk District

Responsibilities:

- **Formulate DA Privatization Policy**
- **Work closely with Installations in identifying their roles/ responsibilities**
- **Obtain metes and bounds survey of ground lease area**
- **Provide real estate closing documents – ground lease, quitclaim deed, etc.**
- **Provide ground lease oversight as member of Project Asset Management (PAM) team**
- **Provide title status, outgrants and encumbrances to lender, Title Company**
- **Review and approve jurisdictional opinion**

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Hot Topics

Army Residential Communities Initiative

Scope of Program
Role of Environmental PDT – Mobile District

Responsibilities:

- **Formulate DA Privatization Policy**
- **Environmental Support to Installation RCI offices to produce**

  EA, EBS, FOSL, FOST

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Hot Topics

Army Residential Communities Initiative

Scope of Program
Role of Geographic Districts in RCI

Responsibilities:

- **Provide copy of original title documents for ground lease area**
- **Provide copy of all outgrants, easements, licenses that affect ground lease area**
- **Provide any outgrant maps available that may show outgrants**

Who Pays District for their work?

The RCI office at the Installation level is to provide the funds

OUR MILITARY PROTECTING THE AMERICAN DREAM

RCI ALLOWS THE MILITARY FAMILY TO LIVE THAT DREAM

THE REAL ESTATE TEAM HELPS IMPLEMENT THAT DREAM

QUESTIONS?

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Hot Topics
Real Property Exchange

- CELRL manages the Real Property Exchange (RPX) program.
- Local districts provide local program support
- Government offers real estate for exchange, and consideration provided to the Government can be:
  - Improved or unimproved real property
  - Real property improvements to be constructed for the Government either on:
    - Government-owned land, or
    - A new location provided by the offeror as part of the consideration.
- POC: Mike Barter, CELRL Chief of Real Estate

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Listening Session

What are your military acquisition concerns, issues and hot topics?

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Questions or Comments

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